

BUILDING NOTIFICATION ORDINANCE
FOR
THE TOWN OF HUDSON, MAINE

Adopted

March 21, 1992

Effective

April 30, 1992

Amended March 22, 1997
(Amended 3-22-03)

BUILDING NOTIFICATION ORDINANCE
FOR THE TOWN OF
HUDSON, MAINE

Section 1. Title and Purpose:

This ordinance shall be known as the "Building Notification Ordinance for the Town of Hudson, Maine" and will be referred to herein as "this Ordinance". It is enacted by the inhabitants of the Town of Hudson to promote the health, safety, convenience, welfare, and property values of the inhabitants by requiring notification of intention to build for all dwellings and structures as defined in this ordinance.

Section 2. Authority:

2.1 This ordinance is enacted pursuant to the authority given the Town in 30 MRSA 1917 (Home Rule) and 30 MRSA 3221 (Soil suitability prior to construction).

2.2 The effective date of this ordinance shall be thirty (30) days after it is adopted by vote of the legislative body of the town of Hudson.

2.3 This ordinance shall in no way impair or remove the necessity of compliance with any other rule, regulation, by-law, permit, or provision of the law.

2.4 This ordinance shall apply to all construction commenced after the effective date of the ordinance.

Section 3. Administration:

3.1 The Code Enforcement Officer shall enforce all State Plumbing laws and the regulations of this ordinance, with assistance from the town selectmen, and/or the plumbing inspector.

3.2 The Code Enforcement Officer shall immediately report any violations of this ordinance to the Board of Selectmen by a written report.

3.3 The ~~Town Clerk~~ Code Enforcement Officer shall accept completed Application for Building Permit Forms and shall place submitted forms on file at the Town Office.

Section 4. Application for Building Permit

4.1 Before construction is started on any structure, the owner shall complete an Application for Building Permit Form. Forms may be obtained from the Town Office.

4.2 "Structure" is hereby defined as a building or buildings or portion thereof on a single parcel constructed or erected with a fixed location on or in the ground or attached to something on or in the ground which occupies a ground area in excess of 100 square feet or in value of materials and labor to construct in excess of \$1000.00.

4.3 A completed Application for Building Permit Form shall include:

- a. sketch showing location and layout of proposed structure(s) or

- changes in structure(s);
- b. estimated cost of the proposed structure, including cost of labor;
- c. for new dwellings, expansion of existing dwellings, and conversion of seasonal dwellings to year round use, a valid permit for a subsurface septic disposal system, or a letter that such permit is not necessary from the Local Plumbing Inspector;
- d. Shoreland Zoning Permit for construction within the shoreland district;
- e. fee.

4.4 An approved building permit is valid for one year from date of issuance.

Section 5. Enforcement and Violations:

The Code Enforcement Officer shall notify in writing any individual proceeding to build without prior notification to discontinue until notification has been provided. A copy of such notices shall be maintained as a permanent record.

The fee structure will double for all building permits issued for construction started or placement of Mobile Homes in Town without a Building Permit issued in advance. (Amend 1, 3-22-97)

Any persons continuing to build without notification after notice by the Code Enforcement Officer shall have committed a civil violation subject to a fine of not less than \$100.00 and not to exceed \$2500.00 and other penalties provided pursuant to 30 MRSA 4966. Each day that such violation exists shall be deemed a separate offense.

Section 6. Amendments:

This ordinance may be amended by majority vote of the Town at any Town Meeting, the warrant for which gives notice of the proposed change.

Section 7. Fee Structure:

Value	Fee	Value	Fee
\$1,000-5,000	\$ 5	\$70,001-80,000	\$ 80
5,001-10,000	10	80,001-90,000	90
10,001-20,000	20	90,001-100,000	100
20,001-30,000	30	100,001-200,000	200
30,001-40,000	40	200,001-300,000	300
40,001-50,000	50	300,001-400,000	400
50,001-60,000	60	400,001-500,000	500
60,001-70,000	70	500,001 UP	600

Fee schedule to be determined by order of the Municipal Officers. (Amend 1, 3-22-03)

The following fee schedule was adopted by the Board of Selectmen at their meeting

5/1/03:

100 sq' to 300 sq'	Flat \$10.00 fee
Over 300 sq'	Fee \$20.00 plus \$.05/sq'

Examples:

20x20 400 sq' x .05 = \$20.00 + \$20.00 = \$40.00 fee

24x24 576 sq' x .05 = \$28.80 + \$20.00 = \$48.80 fee

24x28 672 sq' x .05 = \$33.60 + \$20.00 = \$53.60

28x40 1120 sq' x .05 = \$56.00 + \$20.00 = \$76.00

32x40 1280 sq' x .05 = \$64.00 + \$20.00 = \$84.00

24x50 1700 sq' x .05 = \$85.00 + \$20.00 = \$105.00

40x60 2400 sq' x .05 = \$120.00 + \$20.00 = \$140.00

50x70 3500 sq' x .05 = \$175.00 + \$20.00 = \$195.00